

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

## **UPLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 7 September 2015**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Report of Additional Representations

15/01937/OUT Land East of the Drive, Enstone	
Officer	Gemma Smith
Recommendation	Refuse
Parish	Enstone

### Application Details:

Residential development of up to 30 dwellings (including 50% affordable housing) (means of access only)

### Applicant Details:

Mr Paul Baker  
c/o Strutt & Parker LLP  
United Kingdom

### Additional Representations:

The application has been withdrawn by the applicant.

15/01999/OUT Land East of Nethercote Road, Tackley	
Officer	Catherine Tetlow
Recommendation	Approve
Parish	Tackley

### Application Details:

Outline application for the demolition of existing agricultural buildings and residential development of up to 70 dwellings (means of access only)

### Applicant Details:

Ms Rebecca Mitchell  
Grange Park Court  
Roman Way  
Northampton  
NN4 5EA

### Additional Representations

The Parish Council wishes to clarify that the items a) to e) of our Assessment refer to those items listed as objections arising from the Consultations. We are addressing those objections rather than endorsing them. In our Conclusion, we state that "we must acknowledge the prevailing view that the number of houses....is too high". That is the reason we cannot support the application "in its present form".

I accept that, the statement "for the reasons given above" may have been confusing. We have not requested a SuDS scheme nor an impact report for foul drainage as stated and we refer to the Mode Transport Planning Report as a counter argument to the ref. to "Unacceptable increase in traffic in the village.

15/02135/OUT Land between Wychwood House and Malvern Villas, Witney Road, Freeland	
Officer	Catherine Tetlow
Recommendation	Approve
Parish	Freeland

**Application Details:**

Outline application for residential development of up to 29 dwellings (means of access only)

**Applicant Details:**

Daniel Family Homes  
C/o Agent  
SF Planning Limited

**Additional Representations**

Hanborough action group – objects as the proposal will increase traffic on the Witney Road and add to the journey times of all road users leading to degradation of the economy of West Oxfordshire. OCC acknowledges that the road already operates over capacity. If this development is approved it will generate more traffic movements leading to further congestion, pollution and noise. We are disappointed that OCC’s objection will be rescinded should the negligible financial contribution proposed be received from the developer. This sum will have little impact on the wider problems experienced by the road users of the A4095 or the residents living in its environs. We respectfully request that you refuse this application.

Miss H Waring, 20 Wroslyn Road – Hanborough Parish Council states in its consultee comment on application 15/02687/OUT that far from enhancing bus frequency, Stagecoach is likely to withdraw the No.11 completely regardless of contributions offered by developers. As for train travel, one resident has described her peak journey as unsafe and uncomfortable, although First Great Western say this should start improving from May 2017 when new trains will come into service. The requirements of emerging policies T1 and T3 cannot be satisfied in these circumstances.

WODC Ecological Advisor has provided further comments as follows:

Having looked through all the submitted documents and plans, including the ecology reports Ecological Appraisal (rev 1) April 15 and the Great Crested Newt Survey May 15 both by All Ecology Ltd the main habitats identified are improved and amenity grassland, species rich hedgerows & species poor hedgerows and trees.

The great crested newt survey was comprehensive and identified that the pond situated 55m away from the development site was a GCN breeding pond. However the breeding pond will be unaffected by this proposal and the habitats on site which could provide limited suitability for gcn are all to be retained. The majority of the habitats being short amenity and improved grassland that provide no cover or potential to be used by GCN. In order to avoid any harm to newts a precautionary method of working has been submitted to show how the development would be carried out to avoid any harm to GCN and retain habitats with any potential however low or unlikely to be used.

The report also recommends the hedgerows and trees are retained and the proposed site layout would appear to have taken this on board as all the hedgerows and trees have been retained within the proposed layout drawing no 279 e -5a and tree and hedgerow planting is included. If the trees and hedgerows proposed are all native species then this would provide an enhancement for wildlife including the GCN.

If all the recommended enhancements and mitigation for great crested newts are to be incorporated and implemented, the policy and guidance requirements of policies in the West Oxfordshire local plan, the NPPF (including section 11) and the Habitat Regulations and NPPG are all met.

15/02070/S73 Cosy Cottage, 41 Distons Lane, Chipping Norton	
Officer	Hannah Wiseman
Recommendation	Approve
Parish	Chipping Norton

**Application Details:**

Removal of Condition Number(s): 2 of consent 06/1700/P/FP to allow unrestricted residential use.

**Applicant Details:**

Mr C J Hanks  
12, Stonelee Close  
Chadlington  
Chipping Norton  
Oxfordshire  
OX7 3LA

**Additional Representations**

Mr M Tysoe, 45 Distons Lane, Chipping Norton –

I am a town Councillor and currently the Mayor of Chipping Norton. I have lived next to Cosy Cottage ever since it was converted about 15 years ago. My main objection to this is that a permanent occupant is more likely to have more than one car either occasionally or permanently parked which will mean having to find another parking place in the already overcrowded Distons Lane. Parking is at a premium and is only going to get worse once the Baptist Church development is completed (early 2016) with 8 new two bedroom apartments meaning up to 16 cars having to be found parking places in the area.. These points have been mentioned many times by the Town Council but have been ignored by OCC traffic and therefore not taken into to account by WODC planning. The lack of amenities i.e. no space for a washing line etc. will only lead to unnecessary discussion between the occupants of the Old Tannery.

I think there is also one other over-riding reason to decline this application and that is one of legal agreements. The deeds etc. for Cosy Cottage are absolutely clear on this, i.e. this property should only be used for short term lets - the applicant must have been fully aware of the restrictions that were on the building when he purchased it. I sincerely hope that WODC planning committee will not agree to this application.

15/02506/FUL 19 Market Place, Chipping Norton	
Officer	Hannah Wiseman
Recommendation	Approve
Parish	Chipping Norton

**Application Details:**

Conversion of existing offices to create 5 flats together with associated works.

**Applicant Details:**

Acton Holding Ltd  
4 Bagatelle Farm Close  
St Saviour  
Jersey  
Channel Islands JE2 7SJ

**Additional Representations**

Mr Mark Roach, 17 Market Place Chipping Norton – I have concerns over the general dilapidation of the garden. In the past foxes and rats have made their home in it. Currently the trees are hugely overground and cast considerable darkness over the proposed properties. Any approval given should therefore have conditions attached to ensure the trees receive major work, the ivy is dealt with and the dangerousness cracks in the year garden wall are attended to.

15/02620/S73 1 Upper Brook Hill, Woodstock	
Officer	Michael Kemp
Recommendation	Approve
Parish	Woodstock

**Application Details:**

Variation of conditions 2 and 4 of application 12/1333/P/FP  
Condition 2 to be varied to reflect drawings as constructed.  
Condition 4 to be varied to include window W7

**Applicant Details:**

Mr Dennis Allen  
The Coach House  
40 Rectory Lane  
Woodstock  
Oxfordshire  
OX20 1UF

**Additional Representations**

Mrs Barbara Fryman, Three Bears Den, Upper Brook Hill, Woodstock  
Support the application. I cannot understand how at this late stage neighbours can be objecting to the house as built. Surely the time to object is at the planning stage. The plans were passed and the house has been built to approved plans. Dennis Allen could not have done more to discuss the plans for his new home with neighbours from the very beginning and to address any problems that arose.